

SUBDIVISION REVIEW SHEET

C5/1

CASE NO: C8-2012-0019.1A

ZAP: August 21, 2012

SUBDIVISION NAME: RESERVE AT SOUTHPARK MEADOWS II PHASE 2 B

AREA: 4.801 Acres

LOTS: (27)

APPLICANT: Len-Buf Land Acquisitions of Tex LP
(Chris L. Fields)

AGENT: Cunningham-Allen, Inc.
(Jana Rice)

ADDRESS OF SUBDIVISION: S. 1st Street

GRIDS: F13, F14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Single Family, ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced final plat out of an approved preliminary plan. The subdivision is composed of (27) lots on 4.80 acres. The lots will take access via an internal street connecting to Slaughter Lane and South 1st Street. The City of Austin will provide electric, water, and wastewater service. Parkland dedication requirements have been satisfied by dedication of land within the Southpark Meadows development. The owner will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

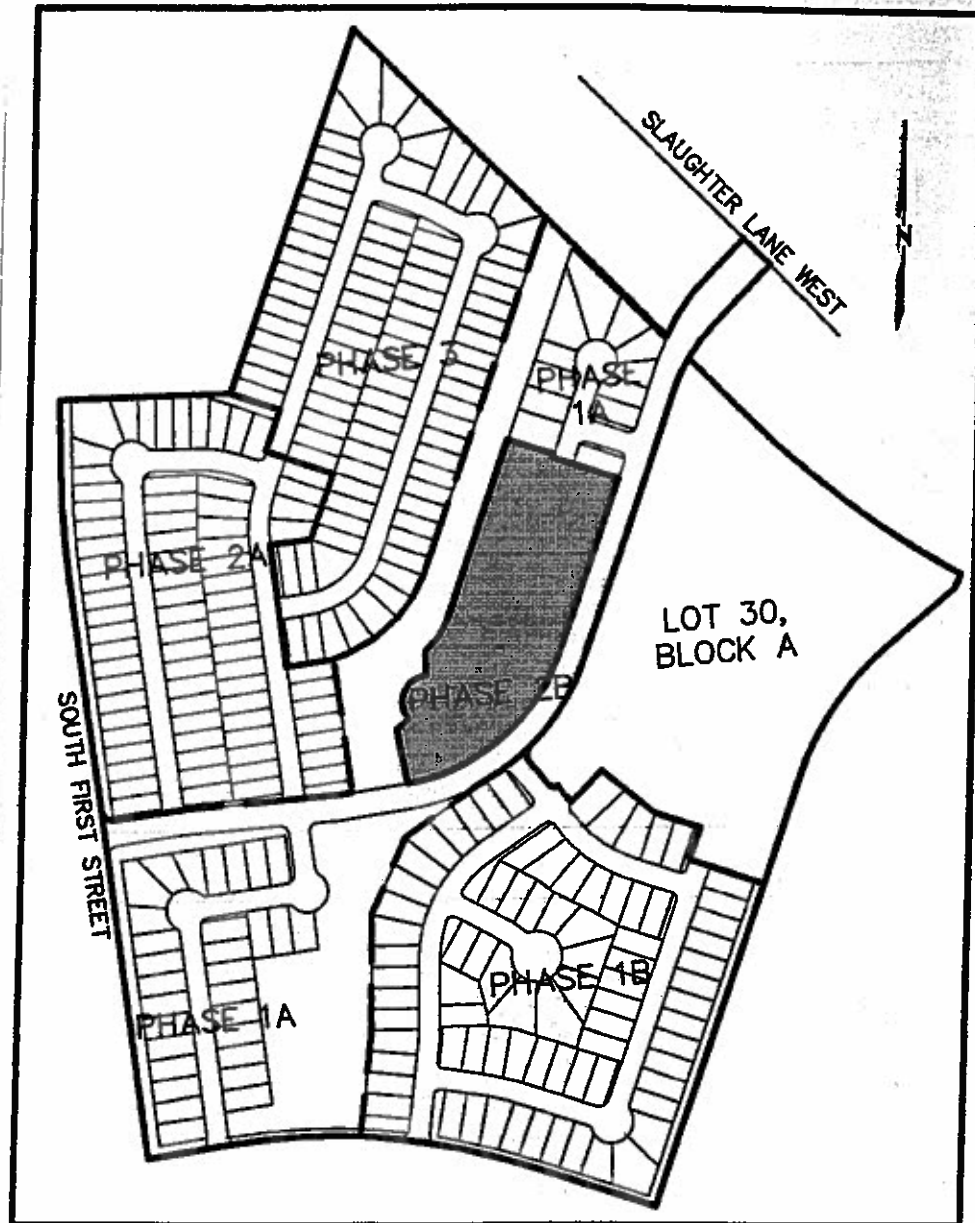
ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

THE RESERVE AT SOUTHPARK
MEADOWS PHASE 2B
FINAL PLAT

C5/2



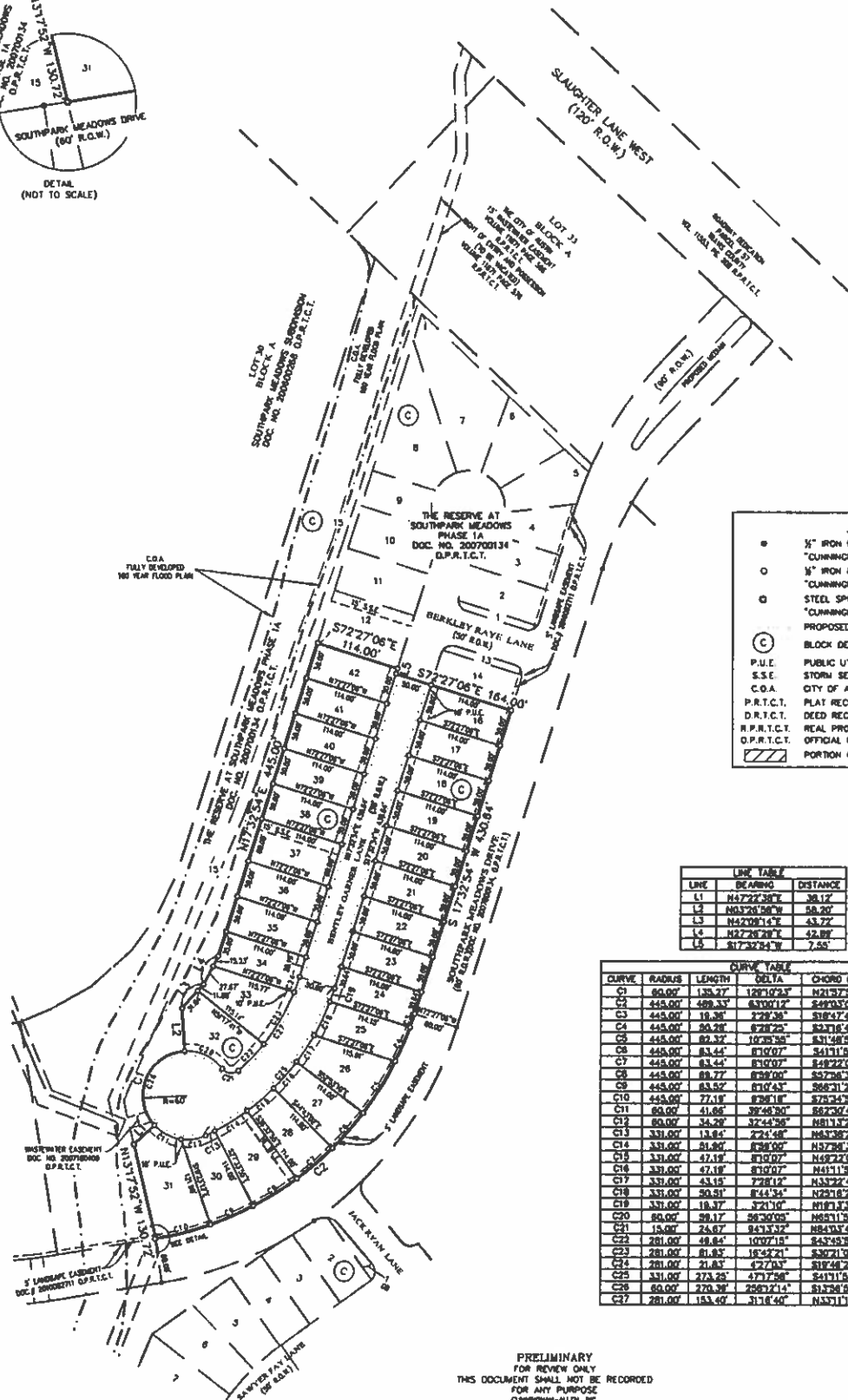
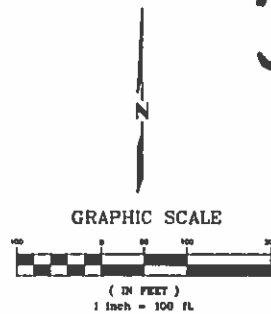
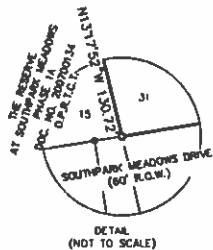
KEY MAP (NOT TO SCALE)

VICINITY MAP

THE RESERVE AT SOUTHPARK MEADOWS II, PHASE 2B

A PARTIAL RESUBDIVISION OF LOT 30, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION
A RESUBDIVISION OF LOT 2, SLAUGHTER - CULLEN COMMERCIAL, LOTS 12, 14 AND 16, TOM F. DUNNHOOD SUBDIVISION AND
256.875 ACRES OWNED BY SF MEADOWS CENTRAL, L.T.D., AND 12.865 ACRES OWNED BY ABEL J. AND MARY ANN THENOT FAMILY LIMITED PARTNERSHIP

C5
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- LEGEND**
- 3/4" IRON ROD FOUND WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
 - 1/2" IRON ROD SET WITH CAP STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
 - ◐ STEEL SPIKE SET WITH ALUMINUM WASHER STAMPED "CUNNINGHAM-ALLEN, INC." (UNLESS STATED)
 - ◑ PROPOSED SIDEWALK
 - ⊙ BLOCK DESIGNATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.S.E. STORM SEWER EASEMENT
 - C.O.A. CITY OF AUSTIN
 - P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - /// PORTION OF EASEMENT TO BE VACATED

LINE	BEARING	DISTANCE
L1	N47°22'38"E	38.12'
L2	N63°25'58"W	58.20'
L3	N42°08'14"E	43.72'
L4	N27°28'29"E	42.89'
L5	S17°32'34"W	7.55'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEG.	CHORD END
C1	60.00'	135.27'	128°10'33"	N21°57'50"E	108.39'
C2	445.00'	489.33'	83°00'12"	S49°03'00"W	445.00'
C3	445.00'	18.36'	228°38'	S18°47'42"E	18.36'
C4	445.00'	50.28'	87°28'25"	S21°18'43"E	50.28'
C5	445.00'	82.32'	107°35'36"	S31°58'51"W	82.32'
C6	445.00'	83.44'	81°07'07"	S41°11'54"W	83.39'
C7	445.00'	83.44'	81°07'07"	S48°22'01"W	83.39'
C8	445.00'	88.77'	89°08'00"	S57°08'26"W	88.70'
C9	445.00'	83.52'	81°07'43"	S68°31'26"W	83.47'
C10	445.00'	77.18'	89°18'18"	S75°24'37"W	77.08'
C11	60.00'	41.68'	32°46'30"	S82°20'27"E	40.83'
C12	60.00'	34.28'	32°44'58"	N81°17'07"E	33.63'
C13	331.00'	13.84'	22°14'48"	N83°38'28"E	13.84'
C14	331.00'	21.80'	83°08'00"	N87°38'25"E	21.84'
C15	331.00'	47.19'	81°07'07"	N89°24'01"E	47.15'
C16	331.00'	47.18'	81°07'07"	N41°11'54"E	47.15'
C17	331.00'	43.15'	72°18'17"	N33°22'44"E	43.12'
C18	331.00'	30.51'	84°43'34"	N22°18'22"E	30.48'
C19	331.00'	18.37'	32°11'10"	N18°17'50"E	18.37'
C20	60.00'	38.17'	86°30'05"	N83°11'36"W	38.00'
C21	15.00'	24.67'	94°13'32"	N84°54'40"W	21.88'
C22	281.00'	48.84'	100°7'18"	S45°45'37"E	48.57'
C23	281.00'	81.82'	18°42'21"	S30°21'38"W	81.64'
C24	281.00'	21.82'	12°24'37"	S18°44'28"W	21.82'
C25	331.00'	323.85'	47°17'58"	S41°11'54"E	268.56'
C26	60.00'	270.39'	258°21'4"	S17°54'59"W	93.12'
C27	281.00'	153.40'	31°18'40"	N33°17'14"E	181.90'

PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
CUNNINGHAM-ALLEN, INC.
FEBRUARY 8, 2012

SUBMITTAL DATE:

CA Cunningham | Allen, Inc.
Engineers & Surveyors & Planners
The d110 177-246
www.cunningham-allen.com
10000 100th Ave. Suite 100
Houston, Texas 77055-1000

DATE: 12/2011 PROJECT NO.: 498-0103
DRAWN BY: WSP SHEET 3 OF 3

SCANNED